



Connells

Stratfield Road
Basingstoke

Stratfield Road Basingstoke RG21 5SB

for sale offers in excess of
£382,000



Property Description

Situated in the popular residential area of Oakridge, this property benefits from close proximity to the Basingstoke Bus Station and the mainline Train Station to London Waterloo. Basingstoke's Town Centre is just one mile away, housing the Festival Place shopping centre which has a wide variety of shops, restaurants, bars, entertainment and leisure facilities, including a Vue Cinema. There are a number of parks located around the centre of town, including the War Memorial Park and Eastrop Park providing opportunity for walks and fresh air. The local area has convenience stores, a post office, Pharmacy, Junior School, catchment area to the Vyne Secondary School, take away services and a pub. There is easy access to the A30 to Reading and the M3 via car, offering a number of travel links.

Entrance Hall

Double glazed glass panel front door, understairs storage cupboard, stairs to first floor, door to kitchen, door to:

Lounge

13' into recess x 12' 10" (3.96m into recess x 3.91m)

Stone fireplace with fitted electric fire, double glazed sliding door to rear garden, door to:

Dining Room

10' 3" x 9' 2" (3.12m x 2.79m)

Double glazed sliding door to conservatory, arch to:

Kitchen

10' 7" x 9' 6" (3.23m x 2.90m)

Roll top work surfaces with cupboards and drawers under and cupboards over, one and a half bowl stainless steel sink with drainer and mixer tap, double glazed window to front aspect, space for cooker, space for washing machine, space for dishwasher, part tiled walls, door to:

Utility Room

14' 4" x 4' 8" (4.37m x 1.42m)

Space for a number of appliances, power and light, heated towel rail, double glazed window to side aspect, double glazed glass panel door to rear garden, door to:

Cloakroom

Low-level wc, wall mounted gas boiler, double glazed frosted window to side aspect

Upstairs

Landing

Loft access, cupboard housing hot water tank, double glazed window to front aspect, doors to:

Bedroom One

11' 6" x 10' 2" not into door recess (3.51m x 3.10m not into door recess)

Double glazed window to rear aspect,

wardrobe

Bedroom Two

10' 4" x 10' (3.15m x 3.05m)

Double glazed window to rear aspect,
wardrobe

Bedoom Three

8' 4" x 8' 4" (2.54m x 2.54m)

Double glazed window to front aspect

Bathroom

Panel enclosed bath with shower over, vanity
wash hand basin, low-level wc, heated towel
rail, tiled walls, double glazed frosted window
to side aspect

Rear Garden

South facing garden comprising part patio
and part wood decking with remainder laid to
lawn with well stocked flower and shrub
borders, fishpond with running water, outside
tap, fully enclosed, gate for side access

Parking

Driveway

The property benefits from having driveway
parking

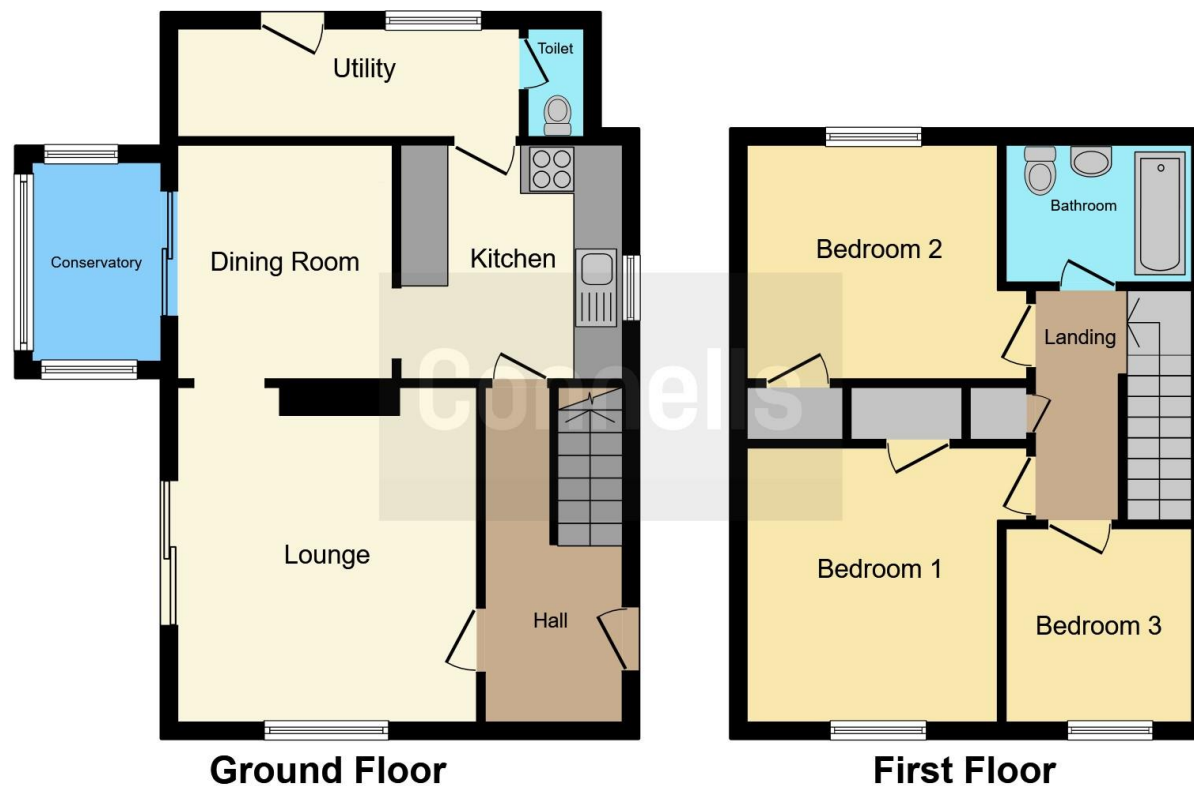
Garage

Found in nearby block with up and over door









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/BTK313726



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Property Ref: BTK313726 - 0005